

**Business Meeting Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: January 27, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
BUSINESS MEETING  
Thursday, January 27, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS (See enclosed):**

1. Approval of the Minutes of a Meeting on December 16, 2004.

**II. REGULATORY MATTERS:**

**(Tabled Items)**

2. S-46-2004 Property located on Allard Drive, an application to consolidate and subdivide existing parcels into two lots – Allard Family LC  
**Public Hearing Held: 10/21/2004 [Recommendation Enclosed]**  
**Extended Deadline: 03/10/2005**
3. SP-26-2004 Property located on Allard Drive, an application for construction of an 11,651 sq. ft. warehouse/office addition, and a 2,040 sq. ft. garage for Ray the Mover – Allard Family LC  
**Public Hearing Held: 10/21/2004 [Recommendation to be provided]**  
**Extended Deadline: 03/10/2005**
4. SP-22-2004 Property located at 291 Shasta Street, an application for site plan approval for the construction of a two story building with a total of 27,113 sq. ft. of space for retail/wholesale use – Freeplay, LLC  
**Public Hearing Held: 10/14/2004 [See attached letter]**  
**Extended Deadline: 03/10/2005**
5. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval of a 30,800 sq. ft. building to be developed with six (6) airplane hangars – Aero-Hex Association  
**Public Hearing Held: 10/14/2004 [Remain Tabled]**  
**Extended Deadline: 03/10/2005**

6. PD-06-2004 SP-17-2004 Property located at 915 S. Mammoth Road, an application to create a planned development, and for site plan approval for construction of three (3) self-storage buildings containing a total of 9,000 sq. ft. on a consolidated lot that contains two (2) commercial buildings – Verres Financial Corp.  
**Public Hearing Held: 10/14/2004 & 11/04/2004 [Staff Report Enclosed]**  
**Extended Deadline: 03/10/2005**
7. CU-28-2004 Property located at 915 S. Mammoth Road, an application for a conditional use permit for a reduction from the required number of parking spaces – Verres Financial Corp.  
**Public Hearing Held: 10/14/2004 & 11/04/2004 [Action Pending]**  
**Extended Deadline: 03/10/2005**

**(Current Items)**

8. S-42-2004 Property located at 66 Orms Street, an application to subdivide property to create one (1) new single family building lot – Clara Croteau  
**Public Hearing Held: 01/13/2005 [Recommendation Enclosed]**  
**Statutory Deadline: 03/10/2005**
9. S-55-2005 Property located at 1100 Goffstown Road, an application to subdivide property by adjusting a boundary line, without creating a new building lot – Brian L. Stevens  
**Public Hearing Held: 01/13/2005 [Staff Report Enclosed]**  
**Statutory Deadline: 03/10/2005**
10. S-01-2005 Property located at 165 Fairmount Avenue, an application to subdivide property to  
create one (1) new single family building lot – Francoise G. Pratt  
**Public Hearing Held: 01/13/2005 [Recommendation Enclosed]**  
**Statutory Deadline: 03/10/2005**
11. S-03-2005 Property located at 56 Arah Street, an application to subdivide property to create one (1) new single family building lot – Estate of Robert O. Kelley  
**Public Hearing Held: 01/13/2005 [Staff Report Enclosed]**  
**Statutory Deadline: 03/10/2005**

**III. OTHER BUSINESS ITEMS:**

12. Application by R2003L Realty, LLC for voluntary merger of two (2) contiguous tracts at 167 Wilson Street and 604 Silver Street, Tax Map 282, Lots 37 and 21.
13. Any other business items from Staff or Board.
14. Review for Regional Impact, and determination of completeness of new applications.

